

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 7 Crystal Close Whittlesea 3757

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$385000 & \$395000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$442000 \*House ☒ \*Unit ☐ Suburb Whittlesea 3757

Period - From January 2017 to January 2017 Source RP Data

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property     | Price     | Date of sale |
|------------------------------------|-----------|--------------|
| 3 Old Kent Road Whittlesea 3757    | \$380,000 | 20/3/17      |
| 12 Old Kent Road Whittlesea 3757   | \$355000  | 28/2/17      |
| 1/31 Walnut Street Whittlesea 3757 | \$350000  | 12/12/16     |

OR

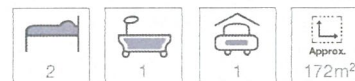
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

## ► SOLD PROPERTIES



### 4/39 King Parrot Way Whittlesea VIC 3757

Sold Price: \$284,000  
 Sold Date: 15 Dec 2016  
 Category: Unit: Standard  
 Lot Plan: 4/PS705377 WHITTLESEA VIC

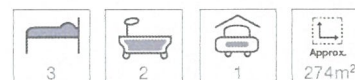


Distance: 0.81km



### 3 Old Kent Road Whittlesea VIC 3757

Sold Price: \$380,000  
 Sold Date: 20 Mar 2017  
 Category: House  
 Lot Plan: 2/PS510470 WHITTLESEA VIC

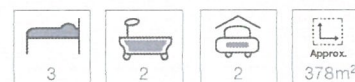


Distance: 0.64km



### 12 Old Kent Road Whittlesea VIC 3757

Sold Price: \$355,000  
 Sold Date: 28 Feb 2017  
 Category: House: One Storey / Lowset  
 Lot Plan: 14/PS510470 WHITTLESEA VIC

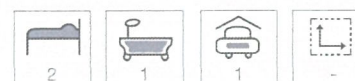


Distance: 0.61km



### 1/31 Walnut Street Whittlesea VIC 3757

Sold Price: \$350,000  
 Sold Date: 12 Dec 2016  
 Category: Other  
 Lot Plan: 1/PS804868 WHITTLESEA VIC



Distance: 0.49km



## Recent Median Sale Prices

### Recent Median Sale Prices (House)

| Period         | Whittlesea<br>Median Price | Whittlesea<br>Median Price |
|----------------|----------------------------|----------------------------|
| January 2017   | \$442,000                  | \$480,000                  |
| December 2016  | \$445,000                  | \$477,500                  |
| November 2016  | \$445,000                  | \$475,000                  |
| October 2016   | \$442,000                  | \$467,500                  |
| September 2016 | \$435,000                  | \$460,000                  |
| August 2016    | \$431,500                  | \$457,250                  |
| July 2016      | \$420,000                  | \$455,000                  |
| June 2016      | \$415,000                  | \$450,000                  |
| May 2016       | \$408,500                  | \$446,500                  |
| April 2016     | \$405,000                  | \$440,000                  |
| March 2016     | \$395,000                  | \$437,500                  |
| February 2016  | \$400,000                  | \$435,000                  |

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (House)



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